

Town of Princeton

Mayor
Donald Rains

503 Dr. Donnie H. Jones, Jr. Blvd. West
PO Box 67

Town Administrator
Marla Ashworth

Mayor Pro Tem
David Starling

Princeton, North Carolina 27569

Town Clerk
Kay Earp

PHONE: (919) 936-8171 • FAX: (919) 936-2842

Commissioners
Walter Martin, Jr.
Larry Withrow
Mike Rose

Chief of Police
Tyrone Sutton

December 19, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findels Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: FY 2015 Brownfields Assessment Grant Proposal
RFP NO: EPA-OSWER-OBLR-14-07

Dear Mrs. Cromwell:

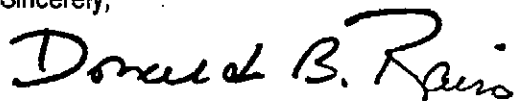
The Town of Princeton, North Carolina, is an exceptional candidate for an EPA Community-Wide Brownfields Site Assessment Grant. Princeton is located in eastern Johnston County in the piedmont region of North Carolina and lies roughly halfway between the Town of Smithfield and the City of Goldsboro along US Highway 70. Incorporated in 1861 with an estimated population of about a dozen, Princeton is a charming small community with great pride. However, a tour of the Town quickly demonstrates its long-standing economic decline, as witnessed by numerous vacant commercial and industrial structures. The completion of the U.S. Route 70 bypass around the Town's central business district further exacerbated development limitations. For decades, the brownfield sites identified here have contributed to blight in the central business corridor, hindering revitalization and detracting from the charm of the historical downtown area. Nonetheless, the Town's commitment to growth and redevelopment remains steadfast. The Town is now poised for rebirth and redevelopment, but needs the funding support to assess these properties and market them for redevelopment.

- a. Applicant Identification: *Town of Princeton, North Carolina
503 Doctor Donnie H. Jones, Jr. Blvd. W
PO Box 67
Princeton, NC 27569*
- b. Applicant DUNS Number: *031606254*
- c. Funding Requested:
 - i. Grant Type: *Assessment*
 - ii. Federal Funds Requested: *\$400,000*

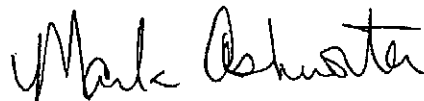
- iii. Contamination:
- a) Hazardous Substances \$200,000
 - b) Petroleum \$200,000
- iv. Assessment Type: Community-Wide
- d. Location: *Town of Princeton*
- e. Site Specific Property: *Not Applicable*
- f. Contacts:
- i. Project Director: *Marla Ashworth, Town Administrator*
503 Doctor Donnie H. Jones, Jr. Blvd. W / PO Box 67
Princeton, NC 27569
Phone: 919-936-8171, Extension 303
Fax: 919-936-2842
Email: m.ashworth@myprincetonnc.com
 - ii. Highest Ranking Elected Official: *Hon. Donald Rains, Mayor*
503 Doctor Donnie H. Jones, Jr. Blvd. W / PO Box 67
Princeton, NC 27569
Phone: 919-936-8171, Extension 303
Fax: 919-936-2842
Email: drains@embarqmail.com
- g. Date Submitted: *December 19, 2014*
- h. Project Period: *3 Years from date of Grant Agreement*
- i. Population: *1194*
- j. "Other Factors" Checklist *Attached*

The citizens of Princeton are tremendously supportive of the potential revitalization initiatives that will result from these brownfields assessments and are excited about the future opportunities this project will ultimately bring to our community. Please feel free to contact us or if you have any questions or require any additional information regarding our proposal or the project.

Sincerely,



Donald Rains
Mayor



Marla Ashworth
Town Administrator

Enclosure: *Proposal for USEPA's Community-Wide Brownfields Assessment Grant, December 19, 2014*
Cc: Ms. Barbara Alfano, EPA Region 4 Brownfields Program Coordinator

Town of Princeton, North Carolina
Proposal for USEPA's Community-Wide Hazardous Substance and Petroleum
Brownfields Assessment Grant
RFP #EPA-OSWER-OBLR-14-07

December 19, 2014

INTRODUCTION:

The Town of Princeton (Town) is located in eastern Johnston County, North Carolina halfway between the Town of Smithfield and the City of Goldsboro along US Highway 70. The Town of Princeton was incorporated in 1861 under the name Boon Hill. The town first got its name from a man named Boon who kept a livery stable in the Holt's Pond area on the stagecoach road from Goldsboro to Raleigh. The town's name was later changed to Princeton in 1873. Today, Princeton is a redeveloping community with an estimated population of 1,200.

Princeton proved its competitiveness among similar small towns by successful award of many federal and state grants in recent years. These grants have included US Department of Justice, North Carolina Department of Transportation, North Carolina Department of Crime Control and Public Safety, USDA Rural Development, North Carolina Department of Agriculture, North Carolina Department of Environment and Natural Resources (NCDENR) - Land Water Conservation Grant, North Carolina Park and Recreation Trust, NCDENR solid waste grant, and the Johnston County Water Grant.

The Town has a current and active 20/20 Vision Plan that details the goals and anticipated actions to ensure successful redevelopment. In addition to this grant application the town is also pursuing a way finder sign grant to further encourage those traveling by the Town on the US 70 bypass to stop and see what Princeton has to offer. These signs will further improve the marketability of the Town for redevelopment of brownfields.

The Vision Plan is the comprehensive growth plan for the Town of Princeton and serves as a guideline upon which the Town's land development regulations and programs are based. The goal of the plan is to outline a coordinated strategy that will ensure that future development decisions will support the town's vision. The plan will direct the town towards its vision by describing goals for the future, and listing policies to guide day-to-day decision-making. The plan translates the community's needs, concerns, and aspirations into a comprehensive approach for managing the impact development will have on the town's natural, physical, and financial resources. The purpose of the plan is embodied in the following mission statement. To begin a revival in this charming and close knit community, Princeton plans to utilize the requested EPA Community-Wide Brownfields Assessment Grant funds to reposition itself provide a clear and workable strategy to: protect their small town quality of life; promote existing and future commercial and industrial growth while protecting the small town atmosphere; encourage recreational opportunities for our youth; enhance and protect the environment and appearance of the community; manage growth within available resources; and live up to the community theme of "peaceful, pleasant, progressive and proud". The grant funds provided through this opportunity will allow Princeton to reinvent its image and reutilize abandoned and deteriorating properties in the heart of Town that have detracted from its potential to maintain its small town quality of life and ensure Princeton is a peaceful, pleasant, progressive, and proud place for generations to come.

V.B. Ranking Criteria for Assessment Grants

1. COMMUNITY NEED

1.a. Targeted Community and Brownfields

i. Targeted Community Description:

The Town of Princeton (Town) is a charming small community located in the piedmont region of North Carolina. Princeton is a tight community with great pride, but a tour of the Town quickly demonstrates economic decline and vacant commercial and industrial structures. An excellent example of this pride and community spirit is the continued operation of independent Town schools. Unlike other small towns within North Carolina that have formed large regional school districts, Princeton has maintained their own local schools to ensure the goals and values of the Town's citizens are the focus of their children's education. The Town sprang up at the coming of the North Carolina railroad in 1854. Later, textile and Gurley flour mill were opened and operated for many years within the Town until their closure over the last twenty years. The railroad and industrialization brought residential developments defining the downtown residential areas.

Located in Johnston County, the Town has long since been passed over for new development and redevelopment opportunities. The completion of the U.S. Route 70 bypass around the Town's central business district further exacerbated development limitations. However, the Town's commitment to growth and redevelopment has remained steadfast. Over the last ten years the Town has identified infrastructure limitations as a major barrier to redevelopment within Town limits. To overcome the primary infrastructure issue, aging and undersized water and sewer systems, the Town aggressively pursued federal loans and grants to support repair and improvement of the Town's critical infrastructure. This has included efficient implementation of USDA Rural Development and American Recovery and Reinvestment Act grants as well as millions of the Town's own dollars and staff manpower to ensure success of projects. This commitment to improvement of infrastructure has positioned the Town to now attract redevelopment with confidence knowing their systems can support the additional customers, both residential and commercial. The Town is now poised for a rebirth and redevelopment of its central business district, but needs funding support to assess and market properties for redevelopment.

ii. Demographic Information:

CRITERIA	Town of Princeton	Johnston County	North Carolina	United States
Population¹	1,194*	168,878	9,535,483	308,747,538
Unemployment Rate²	N/A	N/A	6.3%	5.9%
Unemployment Rate (5-Yr Est)³	13.5%	11.2%	11.1%	9.7%
Below Poverty Rate – All People³	21.9%	17.2%	16.8%	11.8%
% Minority³	33.5%	26.2%	32.1%	28.3%
Median Household Income³	\$34,115	\$49,711	\$46,334	\$53,046
OTHER:				
% Women¹	56.6%	50.8%	51.3%	50.8%
% Children Under 5³	9.4%	7.2%	N/A	N/A
% Elderly Over 65³	20.1%	10.8%	N/A	N/A
% Children Under 5 in Poverty³	32.1%	28.0%	N/A	N/A

¹U.S. Census Bureau - 2010 Census: http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml

²Dept of Labor – Bureau of Labor Statistics, October 2014 (Seasonally Adjusted): <http://data.bls.gov/map/MapToolServlet>

³U.S. Census Bureau – American FactFinder, 2009-2013 American Community Survey 5-Year Estimates: http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Women make up over 56% of the population in Princeton as compared to around 51% for the rest of North Carolina and the US. The percentage of minorities in Princeton (almost 34%) is higher than the remainder of Johnston County (26.2%) and the state (32.1%). The poverty rate for all persons and minorities (21.9%) is higher than the remainder of the county (17.2%), state (16.8%) and national percentages (11.8%). There is no doubt that these vulnerable populations will greatly benefit from the social, economic, educational, and recreational opportunities that will come about through redeveloping brownfield sites in their community. This grant will provide a much-needed boost, not only for economic conditions, but will improve the physical environment and community health as noted in **Section 4.a.**

iii. **Brownfields:**

Strategic planning sessions with Town staff, elected officials, and members of the community working together towards a common redevelopment goal has identified three primary corridors within the Town for future assessments. If successful, the Town's first step will be to continue developing this inventory of potential hazardous and petroleum brownfields and prioritize assessment opportunities. The three corridors include Corridor A, the Town's old school with potential redevelopment as community center; Corridor B, the Town's central business district and home to multiple historical and architecturally unique industrial and residential properties (including the former Gurley Mill); and Corridor C, the Town's former textile factory located in a neighborhood that now sits vacant lowering the overall community appearance and value. The Town has been actively targeting redevelopment and revitalization for multiple years and developed a strategic plan for the Town of Princeton, the 20/20 Vision Plan. This plan details the specific goals of the community and lays out a comprehensive growth plan which will serve as the guideline for prioritizing assessment opportunities. For decades, the brownfield sites identified here have contributed to blight in the central business corridor, hindering revitalization of downtown and detracting from the charm of the historical downtown and recreational assets.

For purposes of this grant application, the Town identified 3 primary corridors for assessments:

- (a) Old Town of Princeton School: This corridor encircles the former Town of Princeton School. This structure has fantastic architectural details and has attracted interest for redevelopment including use as a new community center, but the current condition and potential environmental issues are limiting the marketability of this property.
- (b) Business District: This corridor follows Edwards Street and Gurley's Mill Road through the center of the Town and includes the central historic downtown area. Potential properties within this area include the former Gurley Mill, Family Dollar, Princeton historical sawmill location, and a number of former commercial and auto repair/gas station locations located in the center of the Town's historic downtown area. NDENR records also indicate several petroleum impacted sites in the Town.
- (c) Former Textile Plant: This corridor encircles a large former textile manufacturing facility vacant since the company went out of business in 2013. As a result of perceived environmental concerns potential purchasers have focused on Greenfield locations outside the Town.

iv. **Cumulative Environmental Issues**

- (a) ***Environmental Impacts*** –The physical environment in Princeton is at risk due to the long-dormant industrial/manufacturing sites remaining within the Town. Stormwater runoff from these sites poses an environmental threat to Beaverdam Creek. A tributary to the Neuse River, this creek is the primary stormwater discharge from the Town. Beaverdam Creek flows directly into the Neuse River

approximately six miles downstream of the Town. The Neuse River is currently designated an impaired waterway by the NCDENR. Eutrophication has been a water quality concern within the lower Neuse River basin since the 1970s. Excessive loadings of nitrogen were seen as the cause of multiple widespread fish kills. Former industrial sites and the Town's stormwater and wastewater treatment plant may be contributors to elevated levels of contamination in the Neuse River via Beaverdam Creek. Assessment and remediation of brownfield sites in Princeton, will have beneficial effects on the regional environment. This redevelopment will stimulate reuse of currently vacant and uncontrolled properties and provide an increased tax revenue for the Town supporting additional pollution prevention infrastructure improvements.

- (b) **Environmental Justice** – The brownfield sites in Princeton have had a tremendously negative impact on nearby residents. One older minority based neighborhood, developed as housing for railroad and saw mill workers, is located just outside Corridor B and adjacent to the old school (Corridor A). They are directly impacted by the continued decline of these potential brownfield properties and will benefit greatly from their redevelopment. The underutilized and decaying structures disproportionately affect the populations that have the fewest resources to respond and improve their situations, e.g., persons with lower income and limited education. Clean up and revitalization of the target area is seen as a tremendous opportunity to improve the viewshed for these neighborhoods and increase nearby residential and commercial property values.

1.b. Impacts on Targeted Community

Directly or indirectly, the brownfields described herein have negatively impacted Princeton. Although no community level data are available for Princeton, a review of data for Johnston County reveals trends toward an aging and less healthy population as compared to the rest of North Carolina.

Census data indicate that Johnston County's working age population is declining in recent years as early and mid-career workers leave to find jobs outside the community.¹ While data on this factor, specific to Princeton, was not available, a comparison of the MHI for Princeton (\$34,115) to the MHI for Johnston County overall (\$49,711) correlated with a comparison of the percentage of elderly population between Princeton (20%) and Johnston County overall (10.8%) clearly shows that the flight of working age population from Princeton is likely much higher than the rest of the County. Also Princeton's MHI is significantly lower than those of the State and the Country. With an aging population comes tremendous stress on public services, including health care and social services. Princeton currently lacks adequate facilities for senior citizens to obtain wellness care and social interaction.

Separate health data for the Town are not available. However, Johnston County residents appear at overall greater risk for chronic health issues than the remainder of North Carolina as noted in the table below. Many of those most at-risk likely reside within or adjacent to Princeton where there has been long-term exposure to potential hazardous substances, pollutants or contaminants associated with brownfields sites. It can be inferred that these risks are relatively much higher in Princeton compared to the rest of the Johnston County when considering the substantially lower MHI and substantially higher elderly population.

Death Rates² (Age Adjusted per 100,000 Persons)	Johnston County	North Carolina
Cancer	186.6	179.7
Heart Disease	244.9	179.3

¹ NC Office of State Budget – Data LINC: <http://linc.state.nc.us>

²NC Health Rankings, Dec 2014: <http://www.countyhealthrankings.org/using-the-rankings-data/finding-more-data/north-carolina>

1.c. Financial Need

i. Economic Conditions:

As illustrated in **Section 1.a.ii**, a significant decline in population (particularly of working age) has occurred in Princeton over the last 20 years, prompted by the loss of job opportunities and resulting in a significant loss of tax base. ***The loss of jobs in the area has continued through the most recent economic downturn when the Mortex textile manufacturer, closed its doors in 2013 as a result of bankruptcy. (NOTE: Reference for "Other Factors" Checklist.)*** Although current unemployment statistics for the Town are not available, as a relative comparison using the latest 5-Year Census Bureau estimates (2009-2013), the Town's unemployment rate of 13.5% is higher than that of the rest of Johnston County (11.2%) and North Carolina (11.1 %) for the estimate period.³ Under the present conditions, the Town's fiscal resources have been severely impacted through the decline of its tax base, and, while working hard to build upon the success of their previous grants, cannot provide the resources needed to spur additional long-term improvement without outside assistance.

ii. Economic Effects of Brownfields:

Brownfields in Princeton have contributed to a large number of middle class residents moving outside Town limits and into surrounding rural Johnston County to escape the blight of the downtown area. Per **Section 1.a.ii**, among the most powerful evidence of the Town's economic descent is the difference in MHI between the Town and County. Current census estimates indicate the Town's MHI falls well below that of the county, state, and nation. Johnston County's 2010 MHI was \$49,711, which is 46% higher than the MHI within the Town itself (\$34,115).⁵ Clearly, middle and higher income households are generally choosing to live outside Town limits, reflecting continuing urban flight the Town is striving to reverse.

2. PROJECT DESCRIPTION and FEASIBILITY OF SUCCESS

2.a. Project Description

i. Description of Funded Project and Redevelopment Strategy:

The purpose of this assessment project is to evaluate abandoned and deteriorating industrial and commercial sites in Princeton for redevelopment as green space and recreational facilities, and/or residential, retail/commercial or mixed-use properties. Redevelopment of properties will further the Town's primary long-term economic vision to protect their small town quality of life; promote existing and future commercial and industrial growth while protecting the small town atmosphere; encourage recreational opportunities for our youth; enhance and protect the environment and appearance of the community; manage growth within available resources; and live up to the community theme of "peaceful, pleasant, progressive and proud".

The Town's **20/20 Vision Plan**, a focused strategic plan developed in 2008, supports private sector growth and economic revitalization. The plan offers sequential implementation steps, financial strategies, and resources forming a clear path for redevelopment of buildings and vacant land that will constitute a major stimulus for growth, jobs, historic preservation, and long-term renewal in Princeton. The revitalization strategy presented in this plan includes the assessment and acquisition of brownfield sites for demolition and reuse as community amenities. Several existing structures are suitable for a variety of potential uses, including retail, office space, residential and/or mixed-used space.

³U.S. Census Bureau – American FactFinder, 2009-2013 American Community Survey 5-Year Estimates:
http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml

ii. **Project Timing:**

Understanding that the grant period is not to exceed 3 years from award, the Town will employ a management approach similar to that used for other state and federal funding programs within a specified project period. This project will be conducted in compliance with all applicable federal and state standards for protecting human health and the environment. Methods to remain on track toward the expected outcomes include the following:

- (a) The Town will procure environmental consultants in compliance with 40 CFR 31.36 and North Carolina local government procurement requirements codified as General Statute 143-129(b). Consultants will develop a master plan with tracking and reporting protocols for measuring progress, including detailed activities, schedules, budgets, outputs and milestones keyed to outreach and reporting requirements. Based on the Town's previous federal grant experience, a consultant contract will be accomplished within 90 days of receipt of EPA authorization to proceed with the project.
- (b) Using the **20/20 Vision Plan** detailed in **Section 2.a.iii** below, 14 potential assessment sites have been identified for immediate eligibility review and securing of site access. This step will be complete within 90 days of execution of the consultant contract.
- (c) Phase I Environmental Site Assessments (ESAs) will be initiated for eligible sites, followed by Phase II ESAs as appropriate. Time needed for completion of assessments is contingent upon factors such as size of the property, existing improvements, past and current uses, and the extent of known or suspected environmental concerns. ESAs will, therefore, overlap during the remaining project period, but will all be completed within 24 to 30 months of site selection.
- (d) Consultants will prepare monthly performance reports to summarize accomplishments during the preceding month. Keyed back to the master plan, these reports will include milestones achieved, issues encountered, billing and budget details, and project schedule updates. The Town will utilize consultant reports to gauge overall project progress as well as to prepare reports to EPA necessary to meet requirements of their cooperative agreement.
- (e) Applicable site information will be regularly entered in EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES), and the Town will provide post-grant information to describing outcomes and benefits of the funding, such as the number of jobs created and additional funds leveraged as a result of the grant award.

iii. **Site Selection:**

As per **Section 1.a.iii**, the Town completed preliminary site inventory/selection using aerial photographs, current ownership, past uses and other parcel information, the final selection of sites will be guided by the following prioritization criteria:

- Impact on public health, the environment, and wildlife habitats
- Proximity to municipal or private water sources, residential areas, and schools
- Potential reuse of the site for open/green space and/or recreation
- Degree to which the site furthers objectives for revitalizing the target area

For the current project, potential assessment sites have been refined through the Town's **20/20 Vision Plan** and community meetings with the Town of Princeton Brownfields Task Force. For the current project, potential sites selected for evaluation include the Gurley Mills location, historical sawmill location, former Family Dollar, closed Town of Princeton School, former textile factory, multiple historical commercial and auto repair/gas station locations located within the Town's historical downtown area.

The final number of sites chosen will depend upon access considerations, projected assessment costs and determination of site eligibility from EPA.

2.b. Task Description and Budget Table

i. Task Descriptions:

Activities for both hazardous and petroleum sites are detailed below, followed by associated budget tables. Tasks were developed to achieve the primary goal of completing approximately 12 Phase I ESAs and 6 Phase II ESAs, along with associated project work plans and preliminary remediation / redevelopment plans within the 3-year project period. Budgets include only contractual costs for all tasks. The Town will provide in-kind staff services including coordination and project management, and other related work.

Task 1: Cooperative Agreement and Project Oversight – \$15,000 Contractual: Activities integral to achieving the purpose of the grant include program development, financial and performance monitoring and reporting, coordinating with EPA, NCDENR and consultants to facilitate project progress, and attending conferences. Town staff will oversee the project on an in-kind basis. Direct expenses, including travel and supplies, will be offset through the Town's general fund. The Town's in-kind staff commitment is estimated at \$12,000, or roughly \$2,000 per year for each assessment category, during the 3-year project period. The Town's anticipated travel budget of \$6,000 will support up to two staff members to attend two EPA National Brownfields Conferences during the project period. Contractual costs include reporting and administration assistance provided by consultants at approximately \$5,000 per year (\$2,500 per assessment category).

Task 2: Communication and Community Engagement – \$15,000 Contractual: This task includes technical assistance necessary to maintain communication and interaction with citizens throughout the project. As detailed further in **Section 3.a**, this task includes developing a brownfields project webpage on the Town's existing website, preparing printed brochures and conducting advertised public meetings to coincide with significant milestones to communicate project progress. In-kind staff expenses of \$12,000 (\$2,000 per year per category) are anticipated and advertisement and printing costs of \$4,000 will be offset through the Town's general fund. Direct contractual expenses of \$5,000 per year (\$2,500 per category) are included for technical assistance with community meetings and communication materials.

Task 3: Inventory Review, Site Prioritization, and Access Coordination – \$12,000 Contractual: As discussed in **Section 2.a.iii**, the Town will prepare a brownfields inventory and database prior to the start of the project. Inventoried properties within the target area will be characterized, prioritized, and a pool of potential sites will be selected for assessment. The number of sites chosen will depend upon access considerations and projected assessment costs. No assessments will be conducted prior to confirming eligibility with EPA and NC DENR. It is anticipated that some sites, particularly those impacted by petroleum, will prove ineligible for assessment under EPA program guidelines. The Town anticipates identifying enough petroleum sites through the initial inventory process to utilize the entire requested grant fund pool. In-kind staff expenses are estimated at \$8,000 (\$4,000 for hazardous sites and \$4,000 for petroleum sites) to oversee Task 3 and obtain access to privately owned sites. Contractual costs of \$12,000 anticipate \$6,000 each for both assessment categories for this task.

Task 4: Phase I Environmental Site Assessments – \$72,000 Contractual: Upon receiving favorable eligibility determinations and access from property owners, the Town's consultants will conduct approximately 6 Phase I ESAs for hazardous sites and 6 for petroleum sites. The ESAs will be completed consistent with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Contractual costs will vary depending upon size, past uses, and number of Recognized Environmental Conditions, but an average contractual unit cost of \$6,000 per Phase I ESA is common for industrial and commercial properties anticipated for these assessments. In addition to budgeted contractual expenses, the Town will also commit in-kind staff time averaging approximately \$1,000 per site (\$12,000 total) for activities related to monitoring assessment activities, conducting technical reviews of consultant-prepared reports and submitting final reports for EPA/NC DENR approval upon completion of each Phase I assessment.

Task 5: Phase II Environmental Site Assessments – \$210,000 Contractual: Based on the Phase I ESA results, sites will be evaluated to determine which eligible properties require Phase II ESAs, which include collecting soil and groundwater samples, performing laboratory analyses, and preparing summary reports with recommendations for further action, if warranted. The Town anticipates completing approximately 6 Phase II ESAs, 3 each for hazardous and petroleum sites. Based on experience with similar properties and discussions with environmental firms, contractual services averaging \$35,000 per Phase II ESA are anticipated. ***This task constitutes over 50% of the contractual budget for the project. (NOTE: Reference for "Other Factors" Checklist.)*** The Town's estimated in-kind commitment of approximately \$1,000 per site (\$6,000 total) includes staff time to oversee, monitor assessment activities, coordinate with consultants, and submit results and final reports for EPA/NC DENR approval upon completion of each Phase II assessment.

Task 6: Project Work Plans – \$40,000 Contractual: It is anticipated that approximately 8 of the sites selected for assessment will require project work plans and quality assurance documents, including Quality Assurance Project Plans, Site Specific Sampling Plans, Site Eligibility Determination Requests, Property Profile Forms, and other related documents. These are estimated at an average contractual cost of \$5,000 per site. Staff will coordinate, review, and disseminate documents on an in-kind basis at an average cost of \$500 per site. (\$4,000 total) for each assessment site.

Task 7: Preliminary Planning for Remediation and Redevelopment – \$36,000 Contractual: Preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation if warranted. Preliminary cost estimates will be developed for each alternative and an evaluation report will be prepared and coordinated with EPA and NC DENR for concurrence and approval of any proposed remedial actions. Town staff will work with stakeholders to conduct preliminary redevelopment planning for these properties, incorporating cost-benefit analyses to determine best reuse and economic potential of the sites. A total of 6 Remediation / Redevelopment Plans, 3 each for hazardous and petroleum sites, are anticipated at an average contractual cost of \$6,000 per plan. Coordination with EPA and NC DENR, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately \$1,500 per plan (\$9,000 total) for this task.

PROJECT TASK SUMMARY – HAZARDOUS CONTAMINATION

No.	Task Description	Total Budget	Anticipated Outputs
1	Cooperative Agreement and Oversight	\$ 7,500	Administrative Reports (3 years)
2	Community Involvement	\$ 7,500	Website, Brochures, Meetings
3	Site Inventory / Eligibility / Prioritization	\$ 6,000	Site Inventory / Maps / Database
4	Phase I ESAs (6 @ \$6,000)	\$ 36,000	Phase I ESA Reports
5	Phase II ESAs (3 @ \$35,000)	\$105,000	Phase II ESA Reports
6	Project Work Plans (4 @ \$5,000)	\$ 20,000	QA Documents / Work Plans
7	Preliminary Remediation Plans (3 @ \$6,000)	\$ 18,000	Preliminary Remediation Plans
PROPOSED PROJECT BUDGET		\$200,000	TOTAL

PROJECT TASK SUMMARY – PETROLEUM CONTAMINATION

No.	Task Description	Budget	Anticipated Outputs
1	Cooperative Agreement and Oversight	\$ 7,500	Administrative Reports (3 years)
2	Community Involvement	\$ 7,500	Website, Brochures, Meetings
3	Site Inventory / Eligibility / Prioritization	\$ 6,000	Sites Inventory / Maps / Database
4	Phase I ESAs (6 @ \$6,000)	\$ 36,000	Phase I ESA Reports
5	Phase II ESAs (3 @ \$35,000)	\$105,000	Phase II ESA Reports
6	Project Work Plans (4 @ \$5,000)	\$ 20,000	QA Documents / Work Plans
7	Preliminary Remediation Plans (3 @ \$6,000)	\$ 18,000	Preliminary Remediation Plans
PROPOSED PROJECT BUDGET		\$200,000	TOTAL

ii. Project Budget Tables:

TASK →	1	2	3	4	5	6	7	TOTAL
HAZARDOUS CONTAMINATION								
Personnel	-	-	-	-	-	-	-	\$ -
Fringe Benefits	-	-	-	-	-	-	-	\$ -
Travel	-	-	-	-	-	-	-	\$ -
Equipment	-	-	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	-	-	\$ -
Contractual	\$7,500	\$7,500	\$6,000	\$36,000	\$105,000	\$20,000	\$18,000	\$200,000
Subtotal	\$7,500	\$7,500	\$6,000	\$36,000	\$105,000	\$20,000	\$18,000	\$200,000
PETROLEUM CONTAMINATION								
Personnel	-	-	-	-	-	-	-	\$ -
Fringe Benefits	-	-	-	-	-	-	-	\$ -
Travel	-	-	-	-	-	-	-	\$ -
Equipment	-	-	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	-	-	\$ -
Contractual	\$7,500	\$7,500	\$6,000	\$36,000	\$105,000	\$20,000	\$18,000	\$200,000
Subtotal	\$7,500	\$7,500	\$6,000	\$36,000	\$105,000	\$20,000	\$18,000	\$200,000
PROJECT TOTAL								
ALL ACTIVITIES	\$15,000	\$15,000	\$12,000	\$72,000	\$210,000	\$40,000	\$36,000	\$400,000

2.c. Ability to Leverage

As noted above, the Town's continued investment in the project includes staff time to administer grant activities, facilitate community involvement, coordinate site access, oversee site selection and assessment activities, and review and submit technical reports. The Town's estimated in-kind contribution is \$73,000, or over \$24,000 per year average, during the three-year grant period, which represents over 15% of the overall anticipated project total of \$473,000.

Town also anticipates the need to secure funding to further evaluate some of sites assessed to respond, remediate and/or redevelop properties. If further evaluation or response is needed for any of the sites, the Town will secure public and private funding needed to successfully return these sites to sustainable reuse. This funding will be obtained through the North Carolina DENR Brownfields Program, additional EPA site specific assessment grants and revolving loans for eligible activities, and/or through local private sources.

Princeton has secured funding for a variety of projects, including almost \$2.7 million for recent water and sewer projects from the USDA Rural Development Program.

Upon completion of the assessments and, if necessary, site remediation, the Town will seek additional funds for redevelopment of the target area. Supplemental funds will be sought through federal and state agencies, with whom the Town has partnered in the past, including USDA Rural Development.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

The Town fully recognizes the value of involving the community in meaningful ways to support the program and to develop the momentum necessary to sustain this initiative. The Town has demonstrated this commitment by involvement of community leaders on the **Princeton Brownfields Redevelopment Task Force** (Task Force) to prepare the present grant proposal. Additionally, considerable community involvement was enlisted for the **Princeton 20/20 Vision Plan** completed in 2008 to address revitalization of the primary focus areas.

3.a. Plan for Involving Community / Stakeholders and Communicating Project Progress

This grant will build upon previous initiatives that have both involved extensive community engagement efforts. The group of community leaders initially formed in October 2014 as the Task Force will continue direct involvement in the current project. The current proposal was developed with input from this group, which meets regularly and is comprised of civic leaders from business, banking, development, insurance, media, real estate, and local government. Believing strongly in partnering with citizens and maintaining project transparency, the Town will continue to engage the local community at all stages of the project, but particularly in site selection through the following communication plan:

- (a) The Town will develop a brownfields project webpage to report ongoing progress. Project reports and meeting announcements will be posted on this site. In addition to the website, the Town will utilize Facebook and other social media to engage the whole community in the project.
- (b) Project reports and brochures will be distributed throughout the community with pertinent project materials posted at Town Hall, the library, and other public repositories.
- (c) Public informational meetings will coincide with primary milestones, e.g., completion of site selection, assessments, and remediation/redevelopment planning, to communicate progress and encourage broad citizen involvement. Public notices will be placed in local print media and posted on the webpage and social media for all public meetings.

- (d) To expand upon previous community involvement efforts, the Town intends to provide opportunities for citizens to review project deliverables, especially redevelopment plans, through presentations to local business and civic organizations and through small group meetings and open house style offerings to allow a broad range of perspectives. If needed, linguists for non-English speaking persons and/or interpreters for the hearing-impaired will be used to eliminate these potential barriers to sharing information with the community.

3.b. Partnerships with Government Agencies

The community has worked closely and successfully with several state agencies in the past and will draw upon these partnerships throughout the life of the project and in future redevelopment activities. The Town will continue its ongoing partnership with NCDENR, the North Carolina Department of Health and Human Service (DHHS) and North Carolina Division of Public Health (DPH) to respond to any environmental and/or health issues encountered. Since the Neuse River and its watershed are regional assets, other regional governments and authorities, including the Johnston County Economic Development Commission, will partner in the project, particularly with implementing long-term redevelopment strategies to benefit all in the region. Throughout the revitalization process, the Town will continue to work with state agencies to identify economic and recreational opportunities available for the properties assessed, drawing upon on their expertise to facilitate redevelopment planning and leverage appropriate funding sources.

3.c. Partnerships with Community Organizations

Locally, the Johnston County Economic Development Commission will continue to support marketing opportunities key to the brownfields revitalization efforts. This will include new business and industry recruitment, as well as the stabilization of existing commercial, retail, and industrial endeavors in the region. This organization also support tourism and entrepreneurship activities throughout the region and has pledged ongoing support for the brownfields initiative and revitalization of Princeton. (See **Attachment C.**)

A broad range of local and regional organizations will continue roles in project development and implementation. The Town will expand its Brownfields Redevelopment Task Force to include community volunteers representing business, civic, and faith-based organizations, who will perform a lead role in the project. This citizens-led planning and oversight committee will coordinate with Town staff, elected representatives and consultants to oversee redevelopment opportunities in Princeton.

A total of eight community-based organizations have pledged support including task force representation for project oversight, dissemination of information, economic development and marketing assistance for brownfield sites. These include Princeton Area Library Supporters, Johnston County Economic Development, AdVenture Development, LLC, Princeton Volunteer Fire Department, Princeton Lions' Club and Princeton Community Activity, Inc., Princeton Chamber of Commerce, and Mt. Zion Bible Church of God. **NOTE: A summary table outlining the respective roles and commitments of these organizations, along with their letters of support, is included as Attachment C.**

4. PROJECT BENEFITS

Recognizing that the economic vitality of a community is its lifeblood, the primary purpose of the proposed assessment grant is to begin evaluating brownfield sites as viable alternatives for industrial, commercial, residential, and recreational use and/or green space to encourage new investment and reinvestment at all levels in the community. Expanded employment opportunities, enhanced quality of life, reduced environmental threats, improved public health, and sustainable growth will all result from the redevelopment and directly benefit disadvantaged neighborhoods adjacent to the blighted target area in downtown Princeton.

4.a. Health Benefits

Providing recreational, educational, and economic opportunities by redeveloping brownfields will enhance quality of life in the community. As noted in **Section 1.b.**, a high percentage of low to moderate income individuals living near brownfields in the target area develop chronic illnesses, such as diabetes, heart disease, and cancer. Princeton will focus on providing facilities for wellness care and health education for vulnerable populations, including seniors, women and low-income citizens. It is fair to surmise that redeveloping existing brownfields sites in Princeton will, therefore, improve the physical and psychological health of a large portion of the Town's citizenry. This project will provide opportunities for greater physical activity to improve both physical and emotional health for these vulnerable citizens.

4.b. Environmental Benefits from Infrastructure Reuse / Sustainable Reuse

As indicated in **Section 1.a.iv.**, environmental quality in the Neuse River watershed will be improved by remediating contaminated properties in the target area. Following assessment, some of these sites will be demolished and redeveloped as greenways, parks, and outdoor recreational facilities, thus reducing stormwater runoff by reclaiming impervious surfaces on existing brownfield sites.

i. Planning Tools:

In 2008 Princeton developed a comprehensive strategic planning document entitled **Princeton 20/20 Vision Plan**. This plan outlines the mission statement and socioeconomic vision for the future of the Town's citizens and their economic prosperity. To support targeted development, the Town aggressively pursued infrastructure improvement grants to replace its aging and, in some cases, failing water and sewer systems. It was understood prior to redevelopment this essential infrastructure needed to be in place to attract redevelopment partners. Due to the successful implementation of ARRA and USDA Rural Development Grants, this infrastructure is now in place and ready to accept new customers. The Princeton Zoning and Subdivision Ordinances provide for orderly development and set requirements for water, sewer, drainage and streets when new lots are developed. The Zoning ordinance regulates land use and sets standards for lot size, building placement, parking, signage, outdoor storage and trees in parking lots.

ii. Equitable Development / Livability Principles:

Brownfields assessments in Princeton will advance regional and local objectives related to livability and sustainability. The region's greatest challenges include an aging population, agricultural shifts, commuting patterns, housing costs, jobs, education, and community health. Addressing each of these drivers will enable Princeton to more effectively improve the quality of life for current residents and attract new residents to the Town who are seeking a rural, village atmosphere. For the Town, these issues are challenging due to the high concentration of brownfield sites in their midst. Redevelopment will contribute positive momentum for this strategic initiative.

Reclaiming some of these sites as greenspaces, parks, recreational facilities, and trails for public use will alleviate congestion and improve the Town's overall image. The walkable, transit-friendly, mixed-use redevelopment resulting from this project will promote sustainability principles to reduce environmental degradation. Reuse of existing infrastructure, will also ease pressure on undeveloped land to promote cleaner air and reduce destruction of natural habitats. In a broader sense, these initiatives will make the entire Town a more desirable community by reducing adverse environmental impacts.

4.c. Economic or Non-Economic Benefits

As a part of the Town's overall economic strategy, the *Princeton 20/20 Vision Plan* is specifically intended to stimulate revitalization in the primary business corridors, which include a high concentration of brownfields. The goal of this effort was to define a strategy and phased revitalization approach to expand economic opportunities for the Town. By identifying area needs and creating a focused strategy, this plan will bring about long-term, sustainable renewal. The proposed assessment project will facilitate this strategic initiative by providing initial assurances to investors that these properties are viable for redevelopment.

i. Economic Benefits:

This project will strengthen the community by restoring downtown to its place as a regional hub, building upon existing assets to transform and ensure the Town's continued role as a family focused community for the region. The addition of service sector jobs expected to result from this project will provide immediate opportunities for lower-income and lesser-skilled persons, targeting specifically the population who have suffered most from the lack of available jobs in Princeton.

Other economic benefits of the ultimate clean-up and reuse of these sites include an increase in the local tax base. Some sites assessed through this grant funding will likely reveal that no clean-up is necessary, making them ready for immediate redevelopment. This quick reuse is good for property owners, developers, local government and the community who has been living with the specter of potentially contaminated sites blighting their neighborhoods. In addition, reclaiming greenspaces will offer new recreational opportunities and neighborhood connectivity that will create a more appealing community, elevating property values and reinvestment.

ii. Job Creation Potential with Workforce Development Programs:

Although no specific environmental workforce development programs are currently planned in Princeton, as sites are made available for retail and commercial use, the Town will be opened up to enhanced employment opportunities as a result of this project.

5. PROGRAMMATIC CAPABILITY and PAST PERFORMANCE

5.a. Programmatic Capability

Princeton has managed numerous federally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. The Town is experienced in complying with federal requirements including related terms and conditions, work plans, project schedules, and financial and progress reporting. A team of experienced administrative, technical and economic development staff will oversee and administer the grant activities and are expected to remain through the duration of the project. If any of these staff members are unable to maintain their respective role on the team, another will stand ready to fill in until appropriate replacement staff can be identified. The Town has a long and successful history implementing and managing United States Department of Agriculture (USDA) Rural Development Grants totally over 2.7 million dollars since 2000. These grant have be efficiently utilized to completely redevelop the Town's sewer and water systems to ensure future growth capabilities and sound environmental operations. This success has attracted accolades from former U.S. Congressman Bob Etheridge.

- (a) **Administrative Experience** – Town Administrator Marla Ashworth will be the primary administrative contact under the grant agreement. Over her 17 years of experience with the Town she has served as Billing Clerk, Town Clerk, and for the previous 7 years as the Town Administrator. In this role she serves as the Chief Administrative Officer, Finance Officer, and Budget Officer for the Town. In her economic role she has focused on industrial recruitment, comprehensive planning, grant writing, administration and public relations, including several important site development projects for the Town's schools and new Town Hall. She will combine her institutional knowledge of the community, local government administration and economic development experience to provide the responsible guidance necessary to effectively oversee and manage all activities associated with the grant agreement. Ms. Ashworth has an excellent track record of grant implementation having managed over 3.8 million dollars of federal and state grant funding with excellent results and adherence to grant requirements.
- (a) **Technical Experience** – Marla Ashworth will also serve as the Town's technical advisor. Marla has extensive experience working closely with NCDENR to resolve environmental issues within the Town and develop a consensus regarding a path forward. She has also participated closely in the development of Phase I Environmental Assessments for previous Town real estate transactions and will bring this knowledge, combined with grant experience, to the team. She will assist with the selection of qualified environmental services consultants to carry out the technical aspects of the project.
- (b) **Project Management and Economic Development Experience** – Mr. Don Rains, Mayor of Princeton, will support overall management of economic development efforts. Mayor Rains brings impressive experience to the project with 12 years of experience spearheading economic development efforts in Princeton. He has worked with various community members and interest groups to enhance quality of life in the Town. Princeton has established the first community park and a new town hall, as well as having updated its water and sewer systems and the wastewater treatment plant. Much of this success was made through building relationships with local, state, and federal programs by promoting community needs.

5.b. Audit Findings

The Town has a proven track record of managing federal, state, and local funds and has had no adverse audit findings in the past.

5.c. Past Performance and Accomplishments:

- ii. **Princeton has not received an EPA Brownfields Grant but has received other federal and non-federal assistance agreements.**

- (a) **Purpose and Accomplishments:**

- 1) 2007-2009 USDA Rural Development Grant Recipient - \$481,000 – The Town of Princeton received multiple federal grants from the USDA's Rural Development program between 2007 and 2009 totaling more than \$481,000. These funds were awarded to Princeton to support the update and improvement of the water and sewer system serving citizens of the Town. The Town's water system was severely outdated, in disrepair, and comprised miles of very narrow World War II era piping resulting in inadequate flow to support existing home use and significantly limiting firefighting abilities. In addition, the sewer system was in decay

with multiple blockages and inadequate waste water treatment. The Town was in violation and potentially impacting the environment via inadequate waste water treatment. This condition significantly limited the Town's ability to attract potential purchasers of brownfield properties due to many uncertainties associated with the water and sewer system.

As a result of the successful utilization of these grant dollars the Town successfully rehabilitated their water and sewer systems, as well as updated their wastewater treatment system to meet regulatory requirements and ensure environmental protection. The success of this project garnered accolades from many within the community as well as government leaders. USDA was particularly supportive of the Town and its successful management of the funds provided. The project was so successful Bob Etheridge, U.S. Congressman representing the district in which Princeton is located, personally delivered a ceremonial check as the final reimbursement concluding this excellent development effort.

- 2) 2012 American Recovery and Reinvestment Act Grant Recipient - \$916,000 – The Town of Princeton received two American Recovery and Revitalization Act (ARRA) federal grants from USDA's Water and Environmental Utility program totaling more than \$916,000. Princeton was selected largely due to their proven track record with USDA and many years of successful grant management. This grant was focused on continued improvement of the Town's water and sewer system capabilities to serve needs of its future redevelopment partners. One key component of this grant project was the raising of an existing water tank to increase water pressure and improve fire service for the Town. This grant further demonstrates the Town's commitment to improving infrastructure and quality of life for its citizens. These infrastructure investments provide an excellent foundation for a successful brownfields program wherein the Town has positioned itself to offer attractive utility service to support commercial, residential, and industrial redevelopment opportunities.

(b) Compliance with Grant Requirements:

The Town is very familiar with and understands the necessity of developing a work plan, creating a schedule, abiding by the schedule, and assuring adherence to the project terms and conditions. For the above listed projects, all applicable site information, required administrative reports, design documentation, and final inspections for the above projects were timely submitted and approved by USDA, and final project closeout was accomplished for these projects in 2009 and 2013 respectively.

V. C. Other Factors

As indicated on the ***Other Factors Checklist*** included with the Town's transmittal letter, several considerations not detailed elsewhere in this proposal should be taken into account:

- ***Community experienced manufacturing plant/power plant closure (2008 or later):*** The Town of Princeton was significantly impacted in 2013 when long time textile factory (Mortex) closed its doors and went out of business. This had a significant impact on the economic vitality of Princeton and created an additional brownfield property with no prospective purchasers due to unknown environmental conditions.

Appendix 3 Assessment Other Factors Checklist

Name of Applicant: Town of Princeton, North Carolina

Please identify (with an *X*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
✓	Community population is 10,000 or less.	2
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
✓	Project is primarily focusing on Phase II assessments.	8
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
✓	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	15
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Town of Princeton, North Carolina
Proposal for USEPA's Community-Wide Hazardous Substance and Petroleum
Brownfields Assessment Grant
RFP #EPA-OSWER-OBLR-14-07

ATTACHMENT A

Threshold Criteria
December 19, 2014

1. Applicant Eligibility

The Town of Princeton, North Carolina is a "general purpose unit of local government" as defined pursuant to 40 CFR Part 31, and is, therefore, an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the Town's incorporated limits under the EPA Cooperative Agreement.

2. Letter from State Environmental Authority

A letter dated December 12, 2014 was prepared by Bruce Nicholson, Brownfields Program Coordinator for the North Carolina Department of Environment and Natural Resources (DENR) in acknowledgement and support of the Town's plans to apply for Federal grant funds and to conduct assessment activities as outlined herein. (See **Attachment B**.)

3. Community Involvement

Beginning in October 2014, the Town engaged local business leaders to develop the present grant proposal and will continue to include local leaders and citizens throughout the project utilizing a brownfields task force. Princeton is committed to transparency and will continue to seek citizen involvement for the proposed brownfields assessment grant activities through various means.

The communications component of the proposed brownfields assessment program, described in detail in proposal section **V.B.3 – Community Engagement and Partnerships**, includes (1) formation and regular meetings with a brownfields task force, (2) regular project updates at advertised public meetings, particularly at meetings and work sessions of the Johnston County Economic Development Commission and Town Board of Commissioners, (3) maintaining a brownfields project information section on the Town website, (4) preparing printed materials (brochures) to disseminate project updates and program success stories. The Town will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially redevelopment plans, through presentations to local business and civic organizations and through small group meetings and open house planning charrettes facilitated by the brownfields task force to allow a broad range of community perspectives.

4. Site Eligibility and Property Ownership Eligibility – Not Applicable

Town of Princeton, North Carolina
Proposal for USEPA's Community-Wide Hazardous Substance and Petroleum
Brownfields Assessment Grant
RFP #EPA-OSWER-OBLR-14-07

ATTACHMENT B

Letter from North Carolina Department of Environment and Natural Resources
December 12, 2014



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

John E. Skvarla, III
Secretary

December 12, 2014

Ms. Marla Ashworth
Administrator
Town of Princeton
P.O. Box 67
Princeton, NC 27569

Re: U.S. Environmental Protection Agency Brownfields Assessment Grant – Town of Princeton

Dear Ms. Ashworth:

The North Carolina Department of Environment and Natural Resources (DENR) Brownfields Program acknowledges and supports the Town of Princeton's application for a U.S. EPA Brownfields Assessment Grant. Thank you for your interest in brownfields redevelopment as a revitalization tool.

We are aware that your application is focused on the needed revitalization due to the economic effects of the construction of U.S. Highway 70 Bypass, which directed traffic flow away from town. We concur that this grant can spur needed economic development for Princeton.

We hope that Princeton is successful in being awarded this grant, and we will continue to stand with you in support your brownfield redevelopment efforts by providing guidance gained from the many successful brownfields grantees across the state as well as helping attract redevelopers to your projects through the liability protections offered under our Brownfields Program. We very much like to continue to work with all grant applicants towards the efficient use of federal funds towards brownfields redevelopment.

We would also be happy to provide outreach and education to your local prospective developers of brownfields properties about the liability relief and tax benefits that our program can offer. This can often facilitate project financing for them and turn projects from non-starters into real brick and mortar redevelopments.

We wish you success in being awarded grant funds. However, regardless of whether you win such an award or not, we look forward to working with you on these projects to rejuvenate your community through the Brownfields Program.

Sincerely,

Bruce Nicholson
Brownfields Program Manager
Bruce.Nicholson@ncdenr.gov

cc: David Champagne, U.S. EPA Region 4

1646 Mail Service Center, Raleigh, North Carolina 27699-1646
Phone: 919-707-8200 \ Internet: <http://portal.ncdenr.org/web/wm>

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Town of Princeton, North Carolina
Proposal for USEPA's Community-Wide Hazardous Substance and Petroleum
Brownfields Assessment Grant
RFP #EPA-OSWER-OBLR-14-07

ATTACHMENT C

Letters of Support from Community-Based Organizations
December 19, 2014

ORGANIZATION	DATE	SUPPORT COMMITMENT
1. Princeton Area Library Supporters (PALS)	December 2, 2014	<ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential
2. Johnston County Economic Development Commission	December 2, 2014	<ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential
3. AdVenture Development, LLC	November 25, 2014	<ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential
4. Princeton Volunteer Fire Department	November 26, 2014	<ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential
5. Combined Letter: Princeton Lion's Club and 6. Princeton Community Activities, Inc. (Community Building) Board of Directors	November 25, 2014	<ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential

-
- | | | |
|----------------------------------|------------------|---|
| 7. Princeton Chamber of Commerce | December 5, 2014 | <ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential |
|----------------------------------|------------------|---|
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|---------------------------------|------------------|---|
| 8. Mt. Zion Bible Church of God | December 5, 2014 | <ul style="list-style-type: none">• Communicate benefits of program• Assist in identification of properties for assessment• Representation on committees in support of its mission to:<ul style="list-style-type: none">○ Stimulate County-wide economic development and market properties with redevelopment potential |
|---------------------------------|------------------|---|
-



Princeton Area Library Supporters (PALS)
PO Box 100
Princeton, NC 27569

December 2, 2014

Marla Ashworth
Town Administrator
Town of Princeton
PO Box 67
Princeton, NC 27569

Dear Mrs. Ashworth,

On behalf of the Princeton Public Library, I add our support to the Brownsfield Assessment Grant Proposal. Enhancing economic growth in our area could possibly lead to more individual as well as community support of non-profit amenities like, for example, the public library.

We look forward to experiencing the positive after effects of the Brownsfield project.

Sincerely,

Hope Toler Dougherty
President, PALS



POST OFFICE BOX 1179
SMITHFIELD, NORTH CAROLINA 27577
Phone: 919.205.1232

December 2, 2014

Marla H. Ashworth
Town Administrator
Town of Princeton
503 Dr. Donnie H. Jones, Jr., Blvd. W
Princeton, NC 27569

Re: EPA Brownfield Program

Dear Mrs. Ashworth:

This letter is in support of the Town of Princeton's efforts to apply for grant funding through the EPA Brownfield Program. The Johnston County Economic Development office and staff have a long history of supporting downtown revitalization efforts. We feel that these funds will assist in removing blight and attract new development to the Princeton Downtown and gateway entrance areas.

The Johnston County Economic Development office appreciates the efforts of the Town of Princeton, elected officials and staff in seeking these funds. If you have any questions, or need additional information, please do not hesitate to contact me.

Regards,

Chris Johnson
Director
Johnston County Economic Development





November 25, 2014
Ms. Marla Ashworth
Town Administrator
Town of Princeton
503 Dr. Donnie H. Jones Jr. Blvd W
PO Box 67
Princeton, NC 27569

Dear Ms. Ashworth:

AdVenture Development is in full support of the Town of Princeton's submittal of a 2015 Brownfields Assessment Grant Proposal. As a real estate development company, we can clearly see the potential economic and environmental benefits to be gained by participating in this program.

Princeton is a unique small town that already has many amenities. Being a recipient of this Brownfields Grant would encourage economic growth in this community where population growth is projected to continue for many years to come. With population growth comes commercial/economic growth, and Princeton has many sites left unused due to fears of property contamination. Providing actual test results on properties will provide owners and developers alike with a peace of mind and lead to the potential for new businesses to locate in town.

AdVenture Development is excited about this opportunity for Princeton to develop its downtown area and continue to be a thriving small town community.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kevin M. Dougherty'. The signature is stylized and fluid, with a large 'K' and 'D'.

Kevin M. Dougherty
President
AdVenture Development

Princeton Volunteer Fire Department, Inc.

P.O. Box 631

501 West Dr. Donnie Jones Blvd.

Princeton, NC 27569-0631

Phone (919)-936-FIRE

www.princetonvolfiredept.com

Fax (919)-936-2813

November 26, 2014

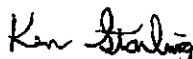
Mrs. Marla Ashworth
Town Administrator
Town of Princeton
PO Box 67
Princeton, NC 27569

Dear Mrs. Ashworth:

On behalf of the Princeton Volunteer Fire Department, I am pleased to offer support for the Town of Princeton's application for the EPA Brownfields Program. We are in support of this program due to its direct relation to safety improvements by indentifying and eventually resolving possible hazardous substances on specific properties within our response district.

This project could be the first step in identifying numerous underutilized properties that have not been developed due to the risk that they might contain unknown hazards. We believe that by continuing to analyze Brownfield properties in the area, the health and well-being of our citizens as well as the economic life of our community will benefit.

Sincerely,



Ken Starling
Fire Chief

11/25/2014

Princeton Lions Club
Princeton Community Activities, Inc. (Community Building) Board of Directors
PO Box 42
Princeton, NC 27569

Mrs. Marla Ashworth
Town Administrator
Town of Princeton
PO Box 67
Princeton, NC 27569

Dear Mrs. Ashworth,

The Princeton Lions Club and Princeton Community Activities, Inc. both wish to add their support to the town in the request for a federal grant from the Brownsfield Program for the purpose of revitalization and redevelopment of business sites in the Princeton community. Included in this support is representation on the committee as well as the use of our joint meeting facilities. This proposal was discussed at a recent meeting of the Lions Club and Community Building Board of Directors and each group agreed to lend support to this effort.

As both of these organizations are composed of many of the same members, it was agreed to submit this one letter on behalf of both groups.

Sincerely,

Carlyle Woodard
Treasurer
Princeton Lions Club

Joseph Barber
Treasurer
Princeton Community Activities, Inc. (Community Building) Board of Directors

PRINCETON CHAMBER OF COMMERCE
PO BOX 36
PRINCETON, NC 27569

12/5/2014

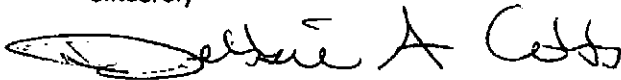
Town of Princeton
Marla Ashworth
PO Box 67
Princeton, NC 27569

Dear Marla Ashworth

The Princeton Chamber of Commerce is in support of Draper Aden & Associates Engineering firm, preparing a grant application for the EPA Brownsfield Program. In moving forward this grant application is a solid way to begin to help revitalized sites in Princeton and attract new development in these areas.

The Princeton Chamber stands with the town in their support of having Draper Aden & Associates prepare a grant application.

Sincerely

A handwritten signature in cursive script, appearing to read "Debbie A Cobb".

Debbie Cobb
Princeton Chamber of Commerce
Executive Director

Mt Zion Bible Church of God
POB 841
Princeton, North Carolina 27569

December 5, 2014

Princeton Town Hall
POB 67
Princeton, North Carolina 27569

To Whom It May Concern:

We are excited about our town pursuing a grant for the EPA Brownsfield Program to revitalize areas in the community. We count it a joy to be able to offer our sanctuary's fellowship hall to be utilized as meeting space if needed and provide representation for the project. As a point of contact, please do not hesitate in calling Brenda Williams at 919-936-2901 or 919-202-6955.

Sincerely,

Mt Zion Bible Church of God
Deacon Leroy Williams, Trustee